112.0	0003	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,048,900	/	1,048,900
USE VALUE:	1,048,900	/	1,048,900
ASSESSED:	1,048,900	/	1,048,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILSON MICHAEL J
Owner 2:	HOLTZ MELANIE ANN
Owner 3:	
Street 1:	14 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRAZIANO IRENE B -
Owner 2:	-
Street 1:	20 THESDA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .227 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Vinyl Exterior and 2344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9877.000	546,800	700	501,400	1,048,900
Total Card	0.227	546,800	700	501,400	1,048,900
Total Parcel	0.227	546,800	700	501,400	1,048,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.41 /Parcel: 447.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	546,800	700	9,877.	501,400	1,048,900		Year end	12/23/2021
2021	101	FV	530,300	700	9,877.	501,400	1,032,400		Year End Roll	12/10/2020
2020	101	FV	530,300	700	9,877.	501,400	1,032,400	1,032,400	Year End Roll	12/18/2019
2019	101	FV	426,400	700	9,877.	494,300	921,400	921,400	Year End Roll	1/3/2019
2018	101	FV	419,900	700	9,877.	379,600	800,200	800,200	Year End Roll	12/20/2017
2017	101	FV	419,900	700	9,877.	358,200	778,800	778,800	Year End Roll	1/3/2017
2016	101	FV	419,900	700	9,877.	329,500	750,100	750,100	Year End	1/4/2016
2015	101	FV	417,500	700	9,877.	308,000	726,200	726,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAZIANO IRENE	39670-277		6/24/2003		629,000	No	No		
	6977-39		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1453	Redo Bas	10,000					
9/5/2002	769	New Buil	150,000	O		G4	GR FY04	NEW HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	Meas/Inspect	CC	Chris C
3/28/2012	Inspected	BR	B Rossignol
12/5/2008	Meas/Inspect	163	PATRIOT
10/3/2003	MLS	MM	Mary M
12/20/2002	Inspected	PM	Peter M
2/7/2000	Vacant Lot	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9877		Sq. Ft.	Site		0	70.	0.73	6									501,417						501,400	

USER DEFINED

Prior Id # 1:	71120
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 71120
GIS Ref:
GIS Ref:
Insp Date: 09/19/18
!8682!

PRINT: Date 12/30/21 Time 07:44:17

LAST REV: Date 12/26/19 Time 15:24:00 apro

PAT ACCT.: 8682

Patriot Properties Inc.

Total AC/HA:	0.22674	Total SF/SM:	9877	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	501,417	Spl Credit		Total:	501,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	beige		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12127471
Const Adj.:	1.00139987
Adj $ / SQ:	145.970
Other Features:	104823
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610314
Depreciation:	63473
Depreciated Total:	546841

COMMENTS

PDAS..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

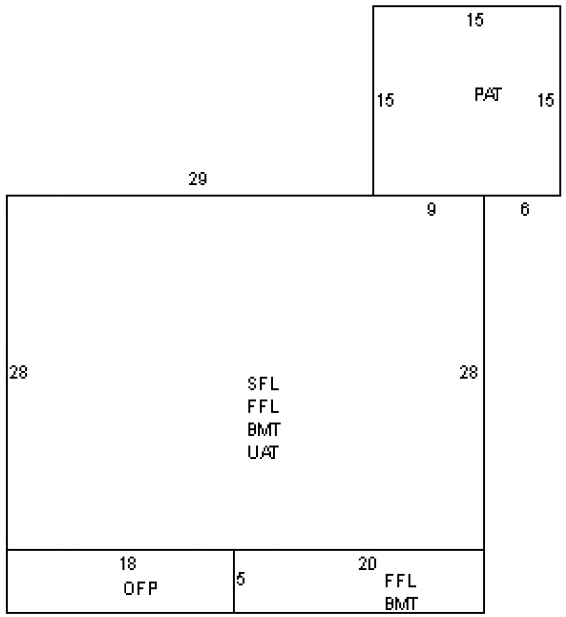
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	176.62
Special Features:	0	Val/Su Net:	137.63
Final Total:	546800	Val/Su SzAd	245.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,164	47.080	54,796
FFL	First Floor	1,164	145.970	169,909
SFL	Second Floor	1,064	145.970	155,312
UAT	Upper Attic	266	58.390	15,531
PAT	Patio	225	3.920	882
OFP	Open Porch	90	34.880	3,139

Net Sketched Area:	3,973	Total:	399,569
Size Ad	2228	Gross Area	4771	FinArea	2344
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	10	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12x16	A	AV	2002	4.20	T	13.6	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700